



**The City of Oklahoma City**  
**Planning Department, Subdivision and Zoning**  
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

## APPLICATION FOR CLOSING

### Public Way (Street / Alley) or Easement

Civil & Environmental Consultants, Inc./Clint Morris, P.E.

Name of Applicant 10301 S Pennsylvania Ave

North of SW 104th and West of South Pennsylvania Ave.

Address / Location of Property

Purposed Subdivision

Purpose Statement / Development Goal

Staff Use Only:

1119

Case No.: CE \_\_\_\_\_

2-9-24

File Date: \_\_\_\_\_

Ward No.: W5

Nbhd. Assoc.: The Ridge at Shadow Lane

School District: MOORE

Extg Zoning: PUD-1870

Overlay: \_\_\_\_\_

vacant

Present Use of Property

### SUBMITTAL REQUIREMENTS:

- ☒ 1.) One (1) Typed Legal Description of Easement Closure area in MS Word file (.doc or .docx) format.
- ☒ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), for each property owner requesting closure.
- ☒ 3.) One (1) copy of Letter of Authorization from Property Owner (s) listing Designated Representative if Applicant is not a Property Owner of record.
- ☒ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer area of the property to be closed. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 15 separate individual property owners is required. If there are less than 15 individual owners within the 300-foot buffer, the radius must be extended by increments of 100 feet until the list contains no less than 15 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☒ 6.) One (1) Petition of Request for Public Way or Easement Closure. Consisting of written consent from property owners who own **more than** Fifty Percent (50%) of the total frontage of the easement sought to be closed. Said petition must include all consenting property owners' names, signatures with date(s), subject property address, mailing address(es), telephone number(s), email contact information, and copy of each applicants deed in .pdf file format. Reference "Easement Closure Petition Sample" document for preferred formatting.
- ☒ 7.) One (1) map which indicates the location of the public way/easement to be closed. This map must illustrate property ownership lines and indicate property the owner's names of all property owners requesting closure.
- ☐ **OPTIONAL BUT RECOMMENDED:** One (1) certified Topographic Survey showing all existing utilities, with dimensions, within the proposed easement closure area. Maps, Site Plan and, or Survey Exhibits must be 600dpi minimum resolution, scalable, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ A filing fee of \$1500.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.)

#### Property Owner Information (if other than Applicant):

Bird in Hand Development, LLC

Name

845 NW 46th Street

Mailing Address

Oklahoma City, OK 73118


City, State, Zip Code

405-535-2302

Phone

terryabercrombie1@gmail.com

Email

  
Signature of Applicant

Civil & Environmental Consultants, Inc.

Applicant's Name (please print)

4700 Gaillardia Parkway, Suite 101

Applicant's Mailing Address

Oklahoma City, OK 73142

City, State, Zip Code

405-246-9411

Phone

cmorris@cecinc.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)

Compressed files (.zip, etc..) or links to FileShare services (Dropbox, Google Drive, etc..) can not be accepted for security purposes.

## LEGAL DESCRIPTION

A PARTIAL VACATION OF PUBLIC UTILITY EASEMENT LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION SIX (6), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CITY OF OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 32 OF SHADOWLAKE VILLAGE SECTION VII;

THENCE NORTH 88°51'09" EAST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 79.92 FEET;

THENCE NORTH 00°49'15" WEST A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING;

SAID PARTIAL VACATION OF PUBLIC UTILITY EASEMENT THEN BEING DESCRIBED BY THE FOLLOWING:

THENCE NORTH 00°49'15" WEST A DISTANCE OF 261.97 FEET;

THENCE NORTH 00°39'17" WEST A DISTANCE OF 164.98 FEET;

THENCE NORTH 39°10'34" EAST A DISTANCE OF 31.22 FEET;

THENCE SOUTH 00°39'17" EAST A DISTANCE OF 188.93 FEET;

THENCE SOUTH 00°49'15" EAST A DISTANCE OF 261.83 FEET;

THENCE SOUTH 88°51'09" WEST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

SAID VACATION OF UTILITY EASEMENT CONTAINS 8,777.15 SQUARE FEET OR 0.2015 ACRES, MORE OR LESS.

# WARRANTY DEED

Statutory Form Individual

Deed presented for filing by: Oklahoma City Abstract & Title Co.  
File No.: 2106752  
American Security Title Insurance Company

## Know All Men by These Presents:

THAT, Bowers-Shadowlake, LLC, an Oklahoma Limited Liability Company, duly organized and existing under and by virtue of the laws of the State of Oklahoma party of the first part, in consideration of the sum of TEN and No/100 (\$10.00) and other valuable considerations in hand paid, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and convey unto Bird In Hand Development, LLC party of the second part, the following described real property and premises situate in Cleveland County, State of Oklahoma, to wit:

Lot One (1), in Block Thirty-two (32) and Lot A of SHADOWLAKE VILLAGE, SECTION VII, to the City of Oklahoma City, Cleveland County, Oklahoma, according to the recorded plat thereof.

TAX ID No.: 143445 143446

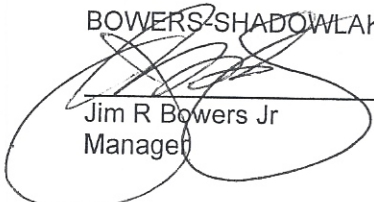
Grantee's Mailing Address: 808 STANSELL DRIVE, MWC, 73110

together with all the improvements thereon and the appurtenances thereunto belonging, and warrant the title to the same.

**TO HAVE AND TO HOLD** said described premises unto the said party of the second part, its heirs and assigns forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature. SUBJECT to existing zoning, easements, right-of-ways and restrictive covenants of record.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its this 27th day of September, 2021.

BOWERS-SHADOWLAKE, LLC

  
\_\_\_\_\_  
Jim R Bowers Jr  
Manager

2106752

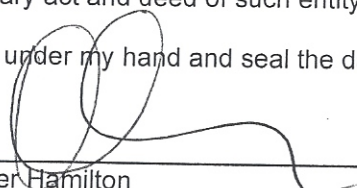
Doc Stamps: \$\*

CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 27th day of September, 2021, personally appeared, Jim R Bowers Jr. to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

  
\_\_\_\_\_  
Heather Hamilton  
Commission Expires: April 12, 2025



## RETURN TO:

Oklahoma City Abstract & Title Co.  
9620 S. Pennsylvania, Suite B  
Oklahoma City, OK 73159

## LETTER OF AUTHORIZATION

I, \_\_\_\_\_ or,  
Property Owner of Record

TERRY ABERCROMBIE, MANAGER, BIRD IN HAND DEVELOPMENT, LLC authorize,  
Agent of the Property Owner of Record and Title

Clint Morris, PE (Civil and Environmental Consultants, Inc.)

Designated Representative

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

LOT (1), in BLOCK (32) and LOT A OF SHADOWLAKE VILLAGE, SECTION VII,

to the City of Oklahoma City, CLEVELAND COUNTY, OKLAHOMA  
Address and/or County Assessor account number and County Name

By: Terry Abercrombie  
Signature

Title: MANAGER  
Manager/Proprietor

Date: 11/22/2021  
MM/DD/YYYY

Subscribed and sworn to before me, a Notary Public, in and for the State of OKLAHOMA, County of OKLAHOMA, on the 22<sup>nd</sup> day of November, 2021.

My Commission Expires:

03-30-2025

Cathi Jo Rezneck  
Notary Public

Commission # 17003093







0 SW 104TH ST  
Market Value **\$681,523**  
Account # **143446**  
Owner **BIRD IN HAND DEVELOPMENT, LLC**



Selected Parcel:  
Account # 143446  
Owner BIRD IN HAND DEVELOPMENT, LLC  
0 SW 104TH ST  
Market Value **\$681,523**

Select Radius (ft)

Download Mailing List


Download Excel

**AFFIRMATION**

STATE OF OKLAHOMA       )  
  ) §  
COUNTY OF OKLAHOMA    )

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 500 feet (or greater if required) of the property described in the attached exhibit.

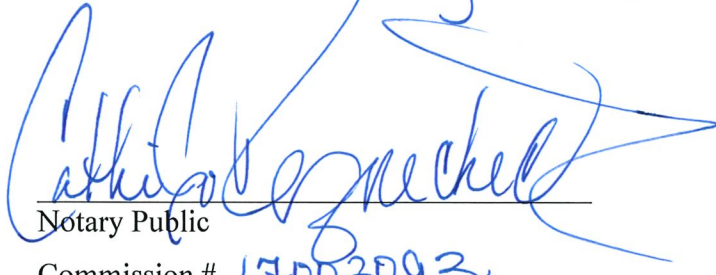
Executed at Oklahoma City, Oklahoma, on the 25<sup>th</sup> day of January, 20 24

  
Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,  
County of Oklahoma, on the 25<sup>th</sup> day of January, 20 24.

My Commission Expires:

3-30-2025

  
Notary Public  
Commission # 17003093



FLEMING PROPERTIES, LLC  
10101 S Pennsylvania AVE, Ste B  
Oklahoma City OK 73159-6929

SL OFFICE PARK, LLC  
4417 HIDDEN HILL RD  
NORMAN OK 73072

SL OFFICE PARK, LLC  
2401 TEE CIR, STE 203  
NORMAN OK 73069

BLUE HEAVEN ENTERPRISES, LLC  
2209 Pinnacle PT  
Oklahoma City OK 73170-3428

INSURANCE AGENCY OF MID  
AMERICA  
10009 S Pennsylvania AVE, Unit A  
Oklahoma City OK 73159-6905

SL OFFICE PARK, LLC  
2401 TEE CIR, STE 203  
NORMAN OK 73069

TODD COOPER HOMES, INC  
11509 Country DR  
Oklahoma City OK 73170-2648

SL OFFICE PARK, LLC  
2401 TEE CIR, STE 203  
NORMAN OK 73069

SL OFFICE PARK, LLC  
2401 TEE CIR, STE 203  
NORMAN OK 73069

OXFORD PROPERTIES, LLC  
2212 Shadowlake DR  
Oklahoma City OK 73159-7440

HUDDLESTON, RALPH STEVEN &  
TERRIE L  
11700 Scenic Meadow RD  
Oklahoma City OK 73173-8032

2222 SHADOWLAKE, LLC  
2222 SHADOWLAKE DR, BLDG J  
OKLAHOMA CITY OK 73159

S & B INVESTMENTS, INC  
10415 Greenbriar PL, Ste B  
Oklahoma City OK 73159-7652

BIP, LLC  
1333 E Danforth RD  
Edmond OK 73034-3201

AYMS, LLC  
6209 LAKEWOOD RIDGE RD  
EDMOND OK 73013

SHADOWLAKE OFFICE PARK ASSOC I  
2222 Shadowlake DR  
Oklahoma City OK 73159-7440

MIDFIRST BANK  
501 NW GRAND BLVD  
OKLAHOMA CITY OK 73118

GREENBRIAR KINGSWOOD  
HOMEOWNER ASSN  
11101 Greenbriar Chase  
Oklahoma City OK 73170-3216

WOODS, BARRY & DEBRA  
10608 Greenbriar Chase  
Oklahoma City OK 73170-3211

ROBBINS, TIM O & TRACI J-REV LIV  
TRT TRTEES  
2113 Tuttington  
Oklahoma City OK 73170-3201

HERMANSEN, ERIC H  
2109 Tuttington  
Oklahoma City OK 73170-3201

COLBERT, RONALD LEE  
2709 SW 135th ST  
Oklahoma City OK 73170-5138

DANPREST CONSULTING, LLC  
10208 Shadowview DR  
Oklahoma City OK 73159

SHROPSHIRE, BRYCE C  
10200 Shadowview DR  
Oklahoma City OK 73159-7568

LEWIS, BOBBY L & VICKI L  
PO BOX 891685  
OKLAHOMA CITY OK 73189

SHADARAM, JOHN  
10208 Shadowview DR  
Oklahoma City OK 73159-7568

SHADARAM, JOHN  
10208 Shadowview DR  
Oklahoma City OK 73159-7568

LEWALLEN, RONALD GENE & LORETTA  
M  
2240 SW 102nd ST  
Oklahoma City OK 73159-7527

STINNETT, JACQUELINE T  
2242 SW 102nd ST  
Oklahoma City OK 73159-7527

ROBINSON, MICHAEL & MARILYN  
10334 W Cherokee RD  
Duncan OK 73533-7064

TOOMOTH FAMILY REV TRT  
20714 Sooner AVE  
Purcell OK 73080-4570

TOOMOTH FAMILY REV TRT  
20714 Sooner AVE  
Purcell OK 73080-4570

NAILLON, CAROLE L LIV TRT-TRTEE  
615 ARCADIA PL, APT# 409  
NATIONAL CA 91950

NAILLON, CAROLE L LIV TRT-TRTEE  
615 ARCADIA PL, APT# 409  
NATIONAL CA 91950

NAILLON, CAROLE L LIV TRT-TRTEE  
615 ARCADIA PL, APT# 409  
NATIONAL CITY OK 91950

NAILLON, CAROLE L LIV TRT-TRTEE  
615 ARCADIA PL, APT# 409  
NATIONAL CITY OK 91950

GIROIR, JUSTIN REED  
3131 SW 89TH ST, #5212  
OKLAHOMA CITY OK 73159

ROBINSON, MATTHEW C  
176270 N 2780 RD  
Duncan OK 73533-9757

THORNHILL, SCOT A  
8037 Waters Edge Way  
Oklahoma City OK 73135

ROBINSON, MATTHEW C  
176270 N 2780 RD  
Duncan OK 73533-9757

ANDERSEN, JOHN F  
10203 Shadowridge DR  
Oklahoma City OK 73159-7562

TAYLOR, JANA-REV TRT-TRTEE  
10201 SHADOWRIDGE DR  
OKLAHOMA CITY OK 73159

ROBINSON, MATTHEW C  
10121 Shadowridge DR  
Oklahoma City OK 73159-7532

REED, DAVID M & KAREN J  
8448 SW 92nd CIR  
Oklahoma City OK 73169-2712

HULL, VALERE H & BRETT M  
10115 Shadowview DR  
Oklahoma City OK 73159-7536

HERRON, MEL ALLEN & JANET S  
10201 Shadowview DR  
Oklahoma City OK 73159-7538

SIMS, LADONNA SUE  
2730 N EAGLE LN  
OKLAHOMA CITY OK 73127

BUCHANAN, MARIAH  
10205 Shadowview DR  
Oklahoma City OK 73159-7538

REYNOLDS, RANDAL A  
8810 S Robinson AVE  
Oklahoma City OK 73139-8417

REYNOLDS, RANDY  
8810 S Robinson AVE  
Oklahoma City OK 73139-8417

RICO, CAROLL & PEDRO  
10213 SHADOWVIEW DR  
OKLAHOMA CITY OK 73159

H Z, LLC  
9400 Olde Tuscany RD  
Oklahoma City OK 73169-3843

HZ, LLC  
9400 Olde Tuscany RD  
Oklahoma City OK 73169-3843

ROACH, KIRK D  
3000 SW 127th ST  
Oklahoma City OK 73170-2026

WILLIAMS, PHILLIP A  
PO Box 76064  
Oklahoma City OK 73147-2064

ATWELL, NELSON  
69 STRZECKA  
BYDGOSZCZ 85-309

BOOTH, BARBARA L-REV TRT-TRTEE  
10204 SHADOWRIDGE DR  
OKLAHOMA CITY OK 73159

KNISLEY, BYRON L  
601 SW 69th ST  
Oklahoma City OK 73139-4303

VERSER, JAMES L  
10200 Shadowridge DR  
Oklahoma City OK 73159-7563

LINDHOLM, ADAM & LAURELL  
11720 NW 111th ST  
Yukon OK 73099-8011



SCHRADER, AURORA T  
9613 Maybrook DR  
Oklahoma City OK 73159-6555

TRAN, DALINH  
1305 NW 15th ST  
Moore OK 73170-1480

DAUBENSPECK, MARY L  
10504 TURNBERRY LN  
OKLAHOMA CITY OK 73170

HENRY, BOBBY  
70 E Loveland LOOP  
Farmington AR 72730-3090

ALDANA, GRISELDA  
2729 SW 115TH  
OKLAHOMA CITY OK 73170

DHQ, LLC  
909 New Jersey AVE SE, Apt 213  
Washington DC 20003-5303

SHIELDS, DORVAN R & CHERYL R  
10120 Primrose LN  
Oklahoma City OK 73159-7523

CHERIASSEERIL, ESTIAVOO F  
& PHILOMINA  
2300 Morning Glory DR  
Oklahoma City OK 73159-7526

ALLEN, MARLA KAYE  
2304 Morning Glory DR  
Oklahoma City OK 73159-7526

MEZA, JESSICA CAROLINA  
932 ELM CREEK DR  
MOORE OK 73160

FRANKLIN, MATTHEW MUSSER  
2204 SW 93RD ST  
OKLAHOMA CITY OK 73159

VELHARTICKY, WILLIAM W C  
2317 SW 101ST ST  
OKLAHOMA CITY OK 73159

MAGERUS, BARNEY J  
2313 SW 101st ST  
Oklahoma City OK 73159-7505

YEAKLEY, STEVEN & TESSA M  
2309 SW 101st ST  
Oklahoma City OK 73159-7505

LE, HOANG XUAN  
2305 SW 101st ST  
Oklahoma City OK 73159-7505

WEN, YIXIN  
2301 SW 101st ST  
Oklahoma City OK 73159-7505

BURGAN, CHASE D & RACHEL A  
10200 PRIMROSE LN  
OKLAHOMA CITY OK 73159

ALVAREZ, LISA  
10204 PRIMROSE LN  
OKLAHOMA CITY OK 73159

MCWHIRTER, JERAMI DON & KRISTINA  
MARIE  
7116 SW 122nd ST  
Oklahoma City OK 73173-8890

MSH REALTY, LLC  
PO Box 893201  
Oklahoma City OK 73189-3201

MARSHALL, TINA MARI  
2312 SW 101st ST  
Oklahoma City OK 73159-7506

DUTTON, KATHY MICHELLE  
2308 SW 101st ST  
Oklahoma City OK 73159-7506

EWING, BRIDGETTE D  
2304 SW 101st ST  
Oklahoma City OK 73159-7506

HUNT, JATHAN B & ASHLEY  
2300 SW 101st ST  
Oklahoma City OK 73159-7506

MAY, CODY R  
2317 SW 102nd ST  
Oklahoma City OK 73159-7540

EPIC HOLDINGS LLC  
2400 Pantheon CIR  
Oklahoma City OK 73170

RUSSELL, DAVID M  
2309 SW 102nd ST  
Oklahoma City OK 73159-7540

RAMOS, SAMMY & CONNIE G  
2305 SW 102nd ST  
Oklahoma City OK 73159-7540

ZAVALA, JUVENTINO LOPEZ  
2301 SW 102nd ST  
Oklahoma City OK 73159-7540

SWITCH-FIXICO, LORI  
2320 SW 102nd ST  
Oklahoma City OK 73159-7539

EPIC HOLDINGS, LLC  
2400 Pantheon CIR  
Oklahoma City OK 73170-3236

CONKWRIGHT, JOHN D  
2312 SW 102ND ST  
OKLAHOMA CITY OK 73159

BEWLEY, ROSA A-REV LIV TRT  
1218 N WESTERN AVE  
Oklahoma City OK 73106

BLEVINS, RONALD W & JENNIFER A  
2304 SW 102nd ST  
Oklahoma City OK 73159-7539

MCCALL, MICHAEL A & DIANE S  
2300 SW 102nd ST  
Oklahoma City OK 73159-7539

ALVARADO, ANA KAREN  
10220 PRIMROSE LN  
OKLAHOMA CITY OK 73159

BURKS, GLENETTA RAE & BILLY A  
10216 Primrose LN  
Oklahoma City OK 73159-7525

PHAM, SON VAN  
10212 Primrose LN  
Oklahoma City OK 73159-7525

MILAM, CANDACE YVONNE  
2325 SW 103rd ST  
Oklahoma City OK 73159-7550

LEE, YUN & DIDI  
1100 WELLMAN DR  
NORMAN OK 73072

JONGELING, BRYCE  
2317 SW 103RD ST  
OKLAHOMA CITY OK 73159

WESTLAKE RENTAL PROPERTIES, LLC  
1806 SUMMERHAVEN WAY  
EDMOND OK 73013

NGUYEN, KIM THI  
2309 SW 103rd ST  
Oklahoma City OK 73159-7550

SALAS, HELLEN PANIAGUE & JAVIER  
ESTEBAN  
2305 SW 103rd ST  
Oklahoma City OK 73159-7550

LUGO, JUAN A HERRERA  
2301 SW 103RD ST  
OKLAHOMA CITY OK 73159

WARDEN, BRANDY K & TY DEL  
10300 Primrose LN  
Oklahoma City OK 73159-7560

BLAND, ROBERT B AND AILEEN L-REV  
TRT-TRTEES  
10304 Primrose LN  
Oklahoma City OK 73159-7560

LEGLEITER, JOSEPH ANTHONY &  
ANDREA LYNNE  
10308 PRIMROSE LN  
OKLAHOMA CITY OK 73159

SHULTZ, MONICA DENISE  
10312 Primrose LN  
Oklahoma City OK 73159-7560

COMBS TRUST  
2405 SW 113th TER  
Oklahoma City OK 73170-3250

YOUNG, MICHAEL D & PAULA R  
10320 Primrose LN  
Oklahoma City OK 73159-7560

MILLER, TED A & TAMARA D  
2415 AUTUMN OAKS TRL  
ARLINGTON TX 76006

PHAM, THOMAS HOANG  
2300 SW 103rd TER  
Oklahoma City OK 73159-7516

AGUIRRE, NATALY & JOSE  
2304 SW 103rd TER  
Oklahoma City OK 73159-7516

TRAN, LIA T  
2308 SW 103RD TER  
OKLAHOMA CITY OK 73159

COUNTRYMAN, SHERRY L  
2312 SW 103rd TER  
Oklahoma City OK 73159-7516

MIKES, DOUGLAS MARSHALL  
2316 SW 103rd TER  
Oklahoma City OK 73159-7516

EPIC HOLDINGS, LLC  
2400 PANTHEON CIR  
OKLAHOMA CITY OK 73170

JOHNSON, SUZANNE  
2324 SW 103rd TER  
Oklahoma City OK 73159-7516

JONES, WE & DORIS-IRREV TRT  
2320 SW 103rd ST  
Oklahoma City OK 73159-7549

RESICAP OKLAHOMA OWNER III LLC  
3630 Peachtree RD NE, Ste 1500  
Atlanta GA 30326-1598

CROCKETT, WILLIAM A  
2312 SW 103rd ST  
Oklahoma City OK 73159-7549

SURRELL, BARBARA A  
2308 SW 103rd ST  
Oklahoma City OK 73159-7549

VO, NHANH  
2304 SW 103rd ST  
Oklahoma City OK 73159-7549

HUFF, MATTHEW & WHITNEY  
2300 SW 103rd ST  
Oklahoma City OK 73159-7549

MCKEEVER, JAMIE  
2301 SW 103rd TER  
Oklahoma City OK 73159-7515

BUNNELL, FOREST K  
2305 SW 103rd TER  
Oklahoma City OK 73159-7515

CHE, LOAN T  
2309 SW 103RD TER  
OKLAHOMA CITY OK 73159

ANSHUTZ REV FAMILY TRST  
1908 SW 9th ST  
Newcastle OK 73065-5819

KEOVIXAY, SAMLITH & SAYSAMONE  
2317 SW 103rd TER  
Oklahoma City OK 73159-7515

LUMBRERAS, GISLENO  
2321 SW 103RD TER  
OKLAHOMA CITY OK 73159

RIDGE AT SHADOWLAKE COMMUNITY  
ASSN INC  
7220 S Western AVE, STE 103  
Oklahoma City OK 73139

RIDGE AT SHADOWLAKE COMMUNITY  
ASSN INC  
PO BOX 95496  
OKLAHOMA CITY OK 73143

ARC EXPRESS PROPERTIES LLC  
2709 S Bates AVE  
Oklahoma City OK 73128-3209

WS CARWASH OKC 104TH STREET,  
LLC  
9237 E Via de Ventura, Ste 110  
Scottsdale AZ 85258-3329

BIRD IN HAND DEVELOPMENT, LLC  
808 Stansell DR  
Midwest City OK 73110-2732

BIRD IN HAND DEVELOPMENT, LLC  
808 Stansell DR  
Midwest City OK 73110-2732

DCW INVESTMENTS, INC  
13812 Wireless WAY  
Oklahoma City OK 73134-2501

WS CARWASH OKC 104TH STREET,  
LLC  
9237 E Via de Ventura, Ste 110  
Scottsdale AZ 85258-3329

ONE THIRTY HOLDINGS, LLC  
600 NW 23rd ST, Ste 200  
Oklahoma City OK 73103-1464

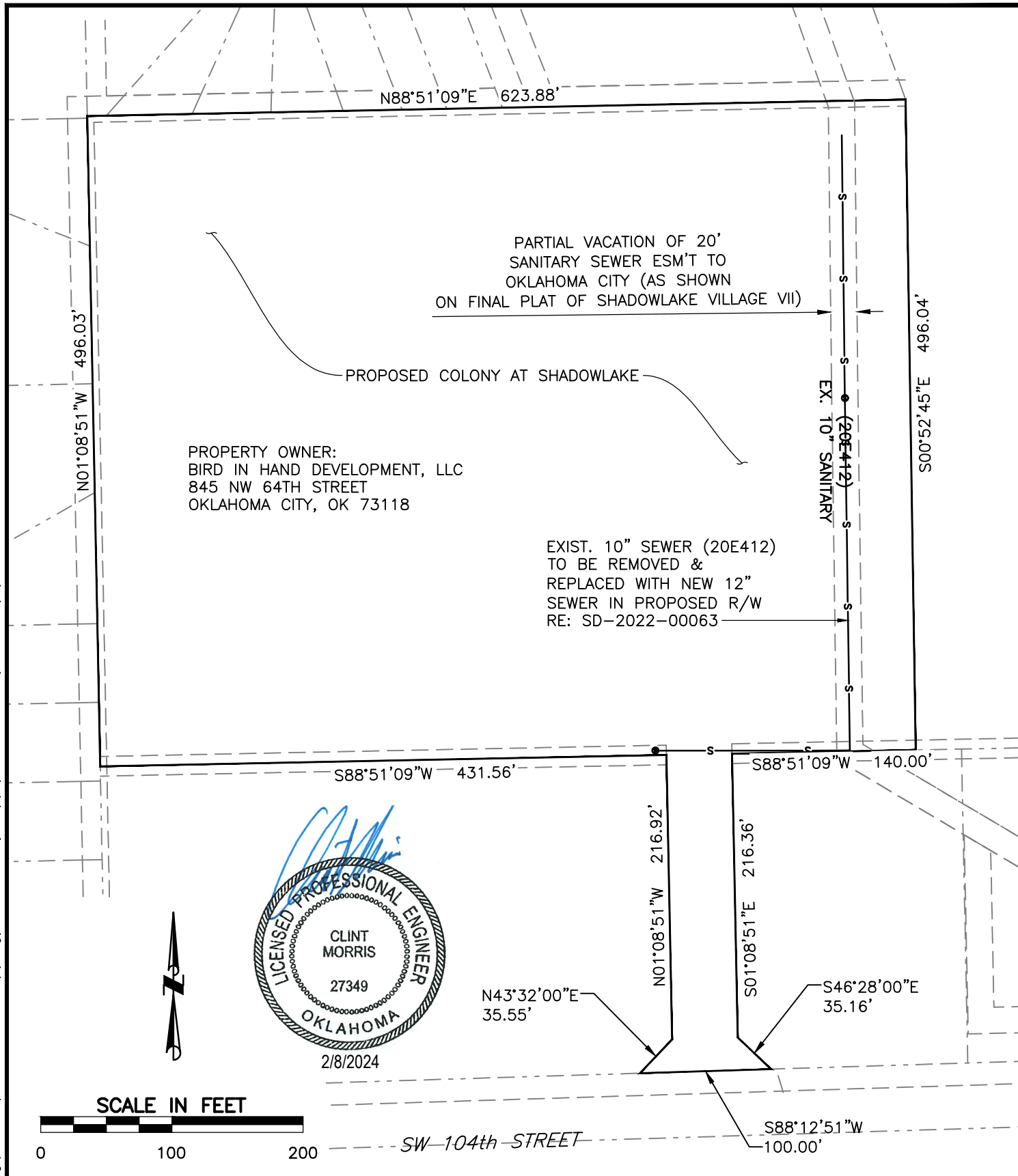
M & P VENTURES, LLC  
3110 N Interstate DR, Ste 210  
Norman OK 73072-7205

OKC-PC, LLC  
3000 Heritage WALK, Ste 301  
Milton GA 30004-7601

BROADSTONE LE PORTFOLIO, LLC  
800 Clinton SQ  
Rochester NY 14604-1730

SHEAFFER, DANIEL T-FAM TRT-TRTEE-  
11100 Abbeywood BLVD  
Oklahoma City OK 73170-3207

P:\310-000\317-372\ -CADD\Draw\EXHIBITS\Easement Release (2).dwg[ESMT CLOSURE] LS:(2/8/2024 - c.morris) - LP: 2/8/2024 10:48 AM



Civil & Environmental  
Consultants, Inc.

4700 Gaillardia Parkway  
Suite 101  
Oklahoma City, OK 73142  
Ph: 405.246.9411  
www.cecinc.com

C.A. #6429 EXP. 6/30/24

THE COLONY AT SHADOWLAKE

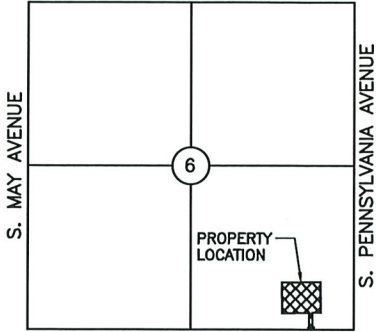
EASEMENT CLOSURE EXHIBIT

DRAWN BY:	C.L.M.	CHECKED BY:	C.L.M.	APPROVED BY:	C.L.M.	FIGURE NO.:
DATE:	2/8/24	DWG SCALE:	AS NOTED	PROJECT NO:	317-372	

1 OF 1



R 3 W  
S.W. 89th STREET



S.W. 104th STREET

SCALE: 1"=2000'  
LOCATION MAP

#### LEGAL DESCRIPTION

A VACATION OF PUBLIC UTILITY EASEMENT LYING IN THE SOUTHEAST QUARTER (SE/4) OF SECTION SIX (6), TOWNSHIP TEN (10) NORTH, RANGE THREE (3) WEST OF THE INDIAN MERIDIAN, CITY OF OKLAHOMA CITY, CLEVELAND COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION 6;  
THENCE SOUTH 88°12'51" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 557.41 FEET;  
THENCE NORTH 01°47'09" WEST A DISTANCE OF 290.15 FEET TO A POINT ON AN EXISTING 20 FOOT WIDE EASEMENT TO THE CITY OF OKLAHOMA CITY, AS SHOWN ON THE PLAT OF SHADOWLAKE VILLAGE SEC. VII, BOOK PL 20 PG. 134, OF THE CLEVELAND COUNTY CLERK'S OFFICE, ALSO BEING THE POINT OF BEGINNING;

SAID VACATION OF PUBLIC UTILITY EASEMENT THEN BEING DESCRIBED BY THE FOLLOWING METES AND BOUNDS:

THENCE SOUTH 88°51'09" WEST A DISTANCE OF 28.13 FEET;  
THENCE NORTH 00°49'15" WEST A DISTANCE OF 269.47 FEET;  
THENCE NORTH 00°39'17" WEST A DISTANCE OF 221.85 FEET;  
THENCE NORTH 19°37'19" WEST A DISTANCE OF 4.97 FEET;  
THENCE NORTH 88°51'09" EAST A DISTANCE OF 21.09 FEET;  
THENCE SOUTH 19°37'19" EAST A DISTANCE OF 1.63 FEET;  
THENCE SOUTH 00°39'17" EAST A DISTANCE OF 225.16 FEET;  
THENCE SOUTH 00°49'15" EAST A DISTANCE OF 264.31 FEET;  
THENCE SOUTH 59°22'43" EAST A DISTANCE OF 9.53 FEET TO THE POINT OF BEGINNING.

SAID VACATION OF PUBLIC UTILITY EASEMENT CONTAINS 9,944.67 SQUARE FEET OR 0.2283 ACRES, MORE OR LESS.

N 88°51'09" E 21.09'  
N 19°37'19" W 4.97'  
S 19°37'19" E 1.63'  
S 00°39'17" E 225.16'

N 00°39'17" W 221.85'

EXIST. 20' U/E (AS SHOWN ON PLAT OF SHADOWLAKE VILLAGE VII)

N 00°49'15" W 269.47'

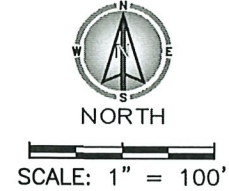
S 88°51'09" W 28.13'

N 01°47'09" W 290.15'

SW 104th ST.

S 88°12'51" W 557.41'

COMMON AREA "A"  
LOT A, SHADOWLAKE  
VILLAGE, SEC. VII  
(BK. PL 20 PG. 134)



**Civil & Environmental Consultants, Inc.**  
4700 Gaillardia Parkway · Suite 101 · Oklahoma City, OK 73142  
Ph: 405.246.9411  
www.cecinc.com

THE COLONY AT SHADOWLAKE  
PARTIAL EASEMENT VACATION OF  
EXIST. 20' U/E AS SHOWN ON  
SHADOWLAKE VILLAGE SEC. VII

DATE:	02/09/24	DRAWN BY:	TLB
DWG SCALE:	1"=100'	CHECKED BY:	DLR
PROJECT NO:	317-372		
APPROVED BY:			DLR

DRAWING NO.:  
ATTACHMENT  
"A"


## Petition for Easement Closure

The undersigned does hereby request that an easement existing within the City limits of Oklahoma City, be closed.

The easement is located as described by;

### Exhibit A – Legal Description

Property Owner Name:	Bird in Hand Development LLC/Terry Abercrombie
Mailing Address:	845 NW 46 <sup>th</sup> St.
City, State, Zip Code:	Oklahoma City, OK 73118
Telephone:	405-535-2302
Email Address	Terryabercrombie1@gmail.com

	2/7/24
Signature	Date